

Saratoga County
Tom Lewis, Chairman **Planning Department** **Jason Kemper,**
Director

Saratoga County Planning Board
Meeting Minutes
March 21, 2019

The meeting held at the office of the Saratoga County Planning Department located at 50 West High Street in Ballston Spa was called to order at 4:00 p.m.

Members Present: Tom Lewis, Chairman, Ed Vopelak, Devin Dal Pos, Connie Wood, Ian Murray and Marcia Murray.

Staff: Jason Kemper, Director; Michael Valentine, Senior Planner; and Cynthia Nick, Senior Typist.

Approval of Minutes:

The minutes of the February 21, 2019 meeting were unanimously approved on a motion made by Mr. Murray and seconded by Mr. Dal Pos.

Referrals

19-26MV Town of Moreau Planning Board

Mr. Valentine presented an application for a Special Use Permit in the name of Christopher Music. The applicant proposes a Camp/Recreational Park on NYS Route 32/Gansevoort Road. Mr. Valentine stated no significant county wide or inter community impact with comment for need for NYSDOT Curb Cut Permit, Ag District density, vehicles, soils, septic and well.

19-27MV Town of Moreau Town Board

Mr. Valentine presented an application for a Comprehensive Plan for the Town of Moreau to update the Comp Plan to be adopted in March 2019. Mr. Valentine recommended approval with comments to discuss Ag Protection, Commercial Economic Dev & Encouragement of Single Family Residential as opposed to Multi-Family.

19-28MV City of Saratoga Springs Planning Board

Mr. Valentine presented an application for a Special Use Permit in the name of Allen Drive Apartments for the construction of up to 202 apartment units and 5,000 square feet of commercial space. The property is located on Tait Lane (NYS Route 9P. Mr. Valentine recommended approval with comments on density, uses, utilities and traffic study.

19-29MV Town of Stillwater Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of Hudson Heights for 132 apartment units on a 25-acre parcel (11 12-plex buildings with garages). The property is located on Brickyard Road (County Route 76). Mr. Valentine stated no significant county wide or inter community impact.

19-30JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Aqueduct Animal Hospital for an existing medical facility to remain and the interior will be modified for an animal hospital. The applicant will use the 84 parking stalls for the change in use. The property is located on Riverview Road (County Route 91), Balltown Road. Mr. Kemper stated no significant county wide or inter community impact.

19-31JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Sugar Hill Solar Array for the construction of a 6.9 MW ground mounted solar energy generating facility that will cover 21.5 acres and be surrounded by a 7 foot fence and an associated road will cover an additional 0.9 acres approximately. The property is located on Technology Drive. Mr. Kemper stated no significant county wide or inter community impact.

19-32JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Earl Route 146PDD 146A (Park West) for the construction of a PDD that will include 14 single family condo buildings, 5-2 unit condo buildings (10 Condo units) 27-4 condo buildings 108 condo units), clubhouse and associated parking on 23.5 acres. Mr. Kemper stated no significant county wide or inter community impact.

19-33MV Town of Moreau Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Monsour Enterprises for the subdivision of 0.70 acres into two building lots. One lot will not meet the required 15,000 square foot minimum lot size. The property is located on NYS Route 9 and Merritt Road. Mr. Valentine stated no significant county wide or inter community impact with comments on lot size variance for existing 12,900 vs 15,000 SF (on Merritt Road lot).

19-34JK Town of Ballston Planning Board

Mr. Kemper presented an application for a Site Plan Review in the name of Core Tech for a 29,840 SF manufacturing building on McCrea Hill Road (NYS Route 50). Mr. Kemper stated no significant county wide or inter community impact with comment on buffering on NYS Route 50.

19-35MV Town of Wilton Planning Board and Zoning Board of Appeals

Mr. Valentine presented an application for a Special Use Permit and Site Plan Review in the name of John Cole/Cole's Collision to remove existing billboards and construct a new 14,000 +/- SF body shop, parking lot, septic system, well, utilities, lighting and landscaping on NYS Route 9. Mr. Valentine stated no

significant county wide or inter community impact with comments on need for NYSDOT curb cut, needs soils information, and Special Use Permit requires buffering for visual impact.

19-36MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Site Plan Review in the name of American Tower T-Mobile for an existing co-location on an existing tower, a 10 x 15 concrete pad for equipment and a 25kw generator, (6) new antennas and (3) new RRU on NYS Route 236. Mr. Valentine state no significant county wide or inter community impact.

19-37MV Town of Halfmoon Town Board

Mr. Valentine presented an application for a Map and Text Zoning Amendment for the Town of Halfmoon Zoning changes. Mr.Valentine recommended approval.

19-38MV City of Saratoga Springs Zoning Board of Appeals

Mr. Valentine presented an application for an Area Variance in the name of Bishop for a sub-standardized lot size and substandard lot frontage on the corner of Maple Avenue and Green Street close to NYS Route 50. Mr. Valentine recommended no significant county wide or inter community impact.

19-39JK Town of Malta Town Board

Mr. Kemper presented an application for a Text Zoning Amendment for the Town of Malta to amend the town code relating to legal non-conforming uses. Mr. Kemper recommended approval.

19-40JK Town of Malta Town Board

Mr. Kemper presented an application for a Project Plan Review in the name of Kelch Drive to amend the commercial portion of the approved Mixed-Form Based Code Project Plan. The applicant is proposing to shift Building A to the East slightly and eliminate the drive-thru lane associated with Building A and the removed ATM will be placed in the parking lot. The location of the property is NYS Route 67 and Kelch Drive. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

19-41MV City of Saratoga Springs City Council

Mr. Valentine presented an application for the City of Saratoga Springs Local Law for the adoption by City Council to meet new FCC regulations in reference to placement atop utility poles, power, telephone and street lights to service 5G standards. Mr. Valentine recommended approval.

19-42JK Town of Clifton Park Zoning Board of Appeals

Mr. Kemper presented an application for Cornerstone Veterinary Hospital for a sign permit variance for the installation of two wall signs 49.8 SF and 32.46SF located on NYS Route 146. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

19-43JK Town of Clifton Park Town Board

Mr. Kemper presented an application for a Site Plan review and PDD Amendment in the name of Emma Lane PDD Amendment for the building expansion of 7,035 SF to the existing building. Up to 12 new parking spaces proposed to accommodate building is demand is demonstrated. Mr. Kemper stated No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for the referrals as presented was made by Mr. Dal Pos, the motion was seconded by Ms. Wood and unanimously approved.

DISCLAIMER: Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a "full statement of such proposed action" provided directly to SCPB by the municipal referring agency as stated under General Municipal Law Section 239. A determination of action is rendered by the SCPB based upon the completeness and accuracy of information presented by its staff. The SCPB cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.

SUBDIVISIONS

19-A-13MV Town of Milton Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Boice and Munter/Sterner for a boundary line adjustment 4.75 acres from Boice, 0.25 acres from Munter to create a 5-acre parcel with existing Route 29 access on NYS Route 29 and Shaw Hill Road & Boyhaven Road. Mr. Valentine recommended approval with comment on gravel drive to NYS Route 29 needing a curb cut permit and guiderail removal.

19-A-14MV Town of Milton Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of The Whalen Irrevocable Trust for a three lot subdivision of a 1.6 acre parcel in R-2 District. The property is located at the corner of Northline Road (CR #45) and Greenfield Avenue (CR#50). Mr. Valentine recommended approval with comments that two curb cut permits will be needed from DPW. Good use of paired drive on Greenfield. Property line crossing of ACOE jurisdictional wetlands.

19-A-15MV Town of Wilton Planning Board

Mr. Valentine presented an application for an Area Variance, lot line adjustment and site plan review in the name of Mark Lawson. This file is being presented as clean up zoning/admin issues of 11-year old plan by an amended site plan with lot line adjustment (to divide comm and res uses) and variances for existing pre-existing non-conforming garage, shed and residence to clean up site. The property is located on Maple Avenue/NYS Route 9. Mr. Valentine recommended No Significant County Wide or Inter Community Impact.

19-A-16MV Village of Stillwater Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of LeClaire for the subdivision of 0.99 +/- acre parcel into two parcels containing 0.50 +/- acres (Lot#1), 0.49 +/- acres (Lot#2). Existing garage structure will be demolished. The property is located on Hudson Avenue (Routes 4 & 32). Mr.

Valentine stated No Significant County Wide or Inter Community Impact with comment in reference to the need for a NYSDOT permit for the new driveway to replace the existing horseshoe drive.

19-A-17MV Town of Stillwater Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Lands of King's Isle Apartments to adjust boundaries of lots created in a minor subdivision in 2016 in an approved PDD consisting of 29 11-unit buildings. Subdivision will result in three lots of 24.67, 19.50 and 12.12 acres. The property is located on NYS Route 67. Mr. Valentine recommended approval.

19-A-18JK Town of Clifton Park Planning Board

Mr. Kemper presented an application for a Subdivision Review in the name of Abele 23-Lot Cluster Subdivision for the construction of 23-single family homes in a cluster design on a road to be connected to John J McKenna IV Way. The property is located on Christinamarie Drive (Crescent Road/Town of Halfmoon) Mr. Kemper recommended No Significant County Wide or Inter Community Impact.

19-A-19MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Betts Farm PDD for density reduction from 236 units to 201 units on 153 acres. The 21-unit reduction has been made on the cul-de-sac located at the south end of the project. 36 four-plex units have been removed and 14 twin townhomes have been added to the cul-de-sac on Betts Lane (NYS Route 236). Mr. Valentine recommended approval.

19-A-20MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review for Synergy Park for a lot line adjustment between Lot 6 and Parcel A (Synergy Park Dr) Adjusting common line changes Lot 6 from 5.47 to 5.98 acres and Parcel A from 10.01 to 9.50 acres on NYS Route 9 and Kinns Road at the town lines. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

19-A-21MV Town of Halfmoon Planning Board

Mr. Valentine presented an application for a Subdivision Review in the name of Milczarek for a minor 2-lot subdivision of 26-acre parcel to create lot of 1.29 acres for subdivider, sale or development of remainder land on English and Usher Roads at common border of Clifton Park and Halfmoon,. Mr. Valentine stated No Significant County Wide or Inter Community Impact.

A motion to approve Planning Department recommendations for the subdivisions as presented was made by Mr. Vopelak, the motion was seconded by Mr. Murray and unanimously approved.

Adjournment

As there was no other business to come before the board, on a motion made by Mr. Dal Pos and seconded by Mr. Vopelak, the meeting was adjourned with all in favor.

Respectfully Submitted,
Cynthia T. Nick, Senior Typist